

Prepared by and return to:  
**James P. McHugh, Esq.**  
**James P. McHugh, LLC**  
**1555 Indian River Blvd., Suite 125**  
**Vero Beach, FL 32960**  
**(772) 226-7400**  
File Number: 22-027

Parcel Identification No. **33390400007002000003.0**

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 27<sup>th</sup> day of May, 2022 between **Bradley J. Hunt, Chrisann Hunt, Beth Ann Macvicz, and Brandon Macvicz, Beneficiaries of the Estate of Toni E. Hunt**, Grantors, to **Alireza Shahamat and Agata Shahamat, Husband and Wife** whose post office address is **945 Crescent Beach Road, Vero Beach, FL 32963** of the County of **Indian River, State of Florida**, Grantee,

**Witnesseth** that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Indian River County, Florida**, to-wit:

**Lot 3, Block 2, HEALTHLAND SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 4, Page 39, Public Records of Indian River County, Florida.**

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Grantors state** that the above described property is not their homestead or on any property which is adjacent or contiguous thereto.

**Subject to taxes** for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And Grantor** hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Megan Bell  
Witness 1 Signature

Bradley J. Hunt  
Bradley J. Hunt  
29 Frances Street, Auburn, NY 13021

Megan Bell  
Witness 2 Print Name

Melissa Field  
Witness 2 Signature

Melissa Field  
Witness 2 Print Name

STATE OF NEW YORK

COUNTY OF Cayuga

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 10 day of May, 2022 by Bradley J. Hunt, who  is personally known or  has produced a driver's license as identification.


Melissa Field  
Notary Public

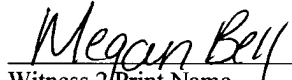
[Seal] **MELISSA L. FIELD**  
Notary Public, State of New York  
No. 01F16073454  
Qualified in Cayuga County  
Commission Expires April 22, 2024

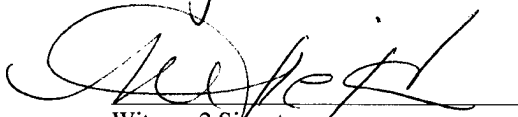
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

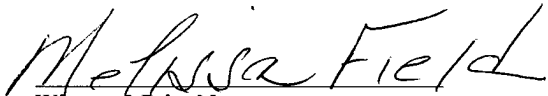
Signed, sealed and delivered in our presence:

  
\_\_\_\_\_  
Witness 1 Signature

  
\_\_\_\_\_  
Chrisann Hunt  
42 Cayuga Street Auburn, NY 13166

  
\_\_\_\_\_  
Witness 2 Print Name

  
\_\_\_\_\_  
Witness 2 Signature

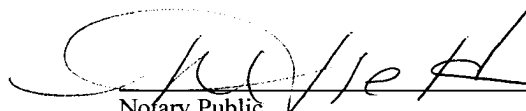
  
\_\_\_\_\_  
Witness 2 Print Name

STATE OF NEW YORK

COUNTY OF *Cayuga*

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 10 day of May, 2022 by Chrisann Hunt, who  is personally known or  has produced a driver's license as identification.

[Seal]

  
\_\_\_\_\_  
Notary Public

MELISSA L. FIELD  
Notary Public, State of New York  
No. 01FI6073454  
Qualified in Cayuga County  
Commission Expires April 22, 20*24*

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Witness 1 Signature

Beth Ann Macvicz  
Beth Ann Macvicz  
5281 Wheeler Road, Weedsport, NY 13166

Megan Bell  
Witness 2 Print Name

[Signature]  
Witness 2 Signature

Melissa Field  
Witness 2 Print Name

STATE OF NEW YORK

COUNTY OF Cayuga

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 10 day of May, 2022 by Beth Ann Macvicz, who  is personally known or  has produced a driver's license as identification.

[Seal]

[Signature]  
Notary Public

MELISSA L. FIELD  
Notary Public, State of New York  
No. 01FI6073454  
Qualified in Cayuga County  
Commission Expires April 22, 2026

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Megan Bell  
Witness 1 Signature

Brandon Macvicz  
Brandon Macvicz  
5281 Wheeler Road, Weedsport, NY 13166

Megan Bell  
Witness 2 Print Name

Melissa Field  
Witness 2 Signature

Melissa Field  
Witness 2 Print Name

STATE OF NEW YORK

COUNTY OF Cayuga

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 10 day of May, 2022 by Brandon Macvicz, who  is personally known or  has produced a driver's license as identification.

[Seal]

Melissa Field  
Notary Public

MELISSA L. FIELD  
Notary Public, State of New York  
No. 01FI6073454  
Qualified in Cayuga County  
Commission Expires April 22, 2024